



# Town of Merrimack, New Hampshire

Community Development Department

6 Baboosic Lake Road

Town Hall - Lower level - East Wing

Planning - Zoning - Economic Development - Conservation

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## **MEMORANDUM**

**Date:** November 7, 2022  
**To:** Robert Best, Chairman, & Members, Planning Board  
**From:** Timothy J. Thompson, AICP, Community Development Director  
**Subject:** **Consent Agenda Recommendations**

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Please review this under the Consent Agenda portion of the **November 15** meeting agenda. Assuming these recommendations are not removed from the Consent Agenda by any member, a vote to approve the consent agenda would be to concur with the staff recommendations contained in this memo.

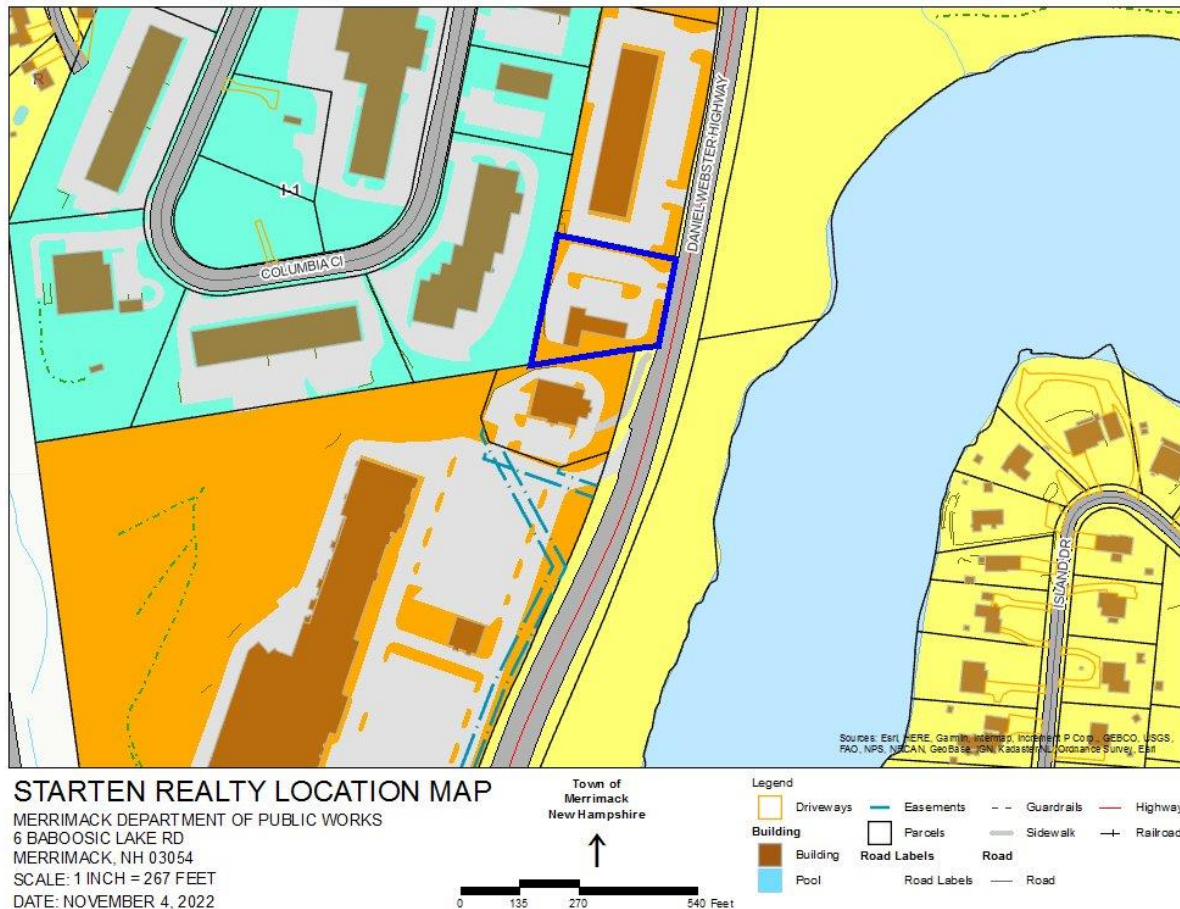
### **Regional Impact Determinations**

As a reminder, the general criteria considered by staff in making recommendations are:

- *Is the proposed development directly adjacent to a municipal boundary?*
- *Is the proposed development located within 1,000 feet of any aquifer or surface waters that transcend municipal boundaries **and** there will be either a large water withdrawal (defined as 57,600 gallons by NHDES) **or** there will be indoor, outdoor, or underground storage of chemicals or other potential pollutants?*
- *Is the proposed development creating a new road or a point of access between municipalities?*
- *Is the project a proposed non-residential development that will generate 500 or more vehicle trips per day into an adjacent community as determined by the most recent published version of the ITE Trip Generation Manual?*
- *Is the proposed development of 100 or more residential dwelling units where any portion of the development is within 1,000 feet of a municipal boundary?*
- *Is the proposed development anticipated to have emissions such as light, noise, smoke, odors, or particles that may impact a neighboring community?*

**Project Summaries:**

***Starten Realty, LLC (applicant/owner) - Review for acceptance and consideration of final approval for a site plan for the addition of a gas station, convenience store and drive-thru coffee shop at the site of an existing car wash. The parcel is located at 376 DW Highway in the C-2 (General Commercial), Aquifer Conservation, and Elderly Housing Overlay Districts. Tax Map 4D-3, Lot 002. Case #PB2022-40.***



This project proposes to add a gas station and convenience store (with drive-thru window) at the Patriots Car Wash site.

**Regional Impact Recommendation:**

Staff recommends that the Board **determine that this projects is not of Regional Impact.** The project does not meet the criteria for making a regional impact determination.

**Staff-Suggested Motion:**

**"I make a motion to approve the consent agenda."**

cc: Project Files